

**WILLIAMSBURG CITY COUNCIL  
WORK SESSION MINUTES  
November 10, 2003**

The Williamsburg City Council held a work session on November 10, 2003, at 2:00 p.m. in the Council Chambers of the Stryker Building.

**ATTENDANCE**

Present were Ms. Zeidler, Messrs. Haulman, Houghland, Scruggs and Tabb. Also present were Mr. Tuttle, Ms. Crist, City Attorney Phillips, and Assistant City Manager Miller.

Staff Attending: Department Heads Yost, Clayton, and Nester.

**CALL TO ORDER**

Mayor Zeidler called the meeting to order.

**OPEN FORUM**

Mayor Zeidler opened the session for public comment.  
No one wished to speak. The session was closed.

**BACKGROUND PRESENTATIONS/DISCUSSIONS**

**Stryker Building Condition Review—Verbal Report by Fred Mone, Facilities Manager**

Mr. Tuttle commented that one of the initiatives in the City's Goals and Initiatives 2003-04, is to begin the vision process for a new City Hall and Council Chambers. As a first step, he has asked Mr. Mone to brief Council on the condition of the Stryker Building.

Mr. Mone explained that the Due Diligence Condition Review was undertaken in early 2002 because of the high cost of maintaining the Stryker Building. The structure was built in 1966 and renovated in 1989. Mr. Mone presented an overview of several options for the building:

Demolish and rebuild (\$1,687,000).  
Do short term remedial repairs (\$117,150).  
Do long term remedial repairs (\$170,000).  
Do nothing except regular maintenance, or a combination of the above.

He noted that there is a fungus problem in the building caused by excessive moisture and humidity. The roof needs repair, the brick is porous, the elevator is not operable and does not meet today's standards, and there are structural problems in the two wings of the building. Mr. Mone reviewed the repairs that would be included in the options and a breakdown of the costs involved.

Mayor Zeidler thanked Mr. Mone for his report.

Council and Mr. Mone discussed the fungus problem in the building and any health concerns. Mr. Mone said the roof repair is a must. There are concerns about asbestos in the basement, roof, and some of the tiles, and problems can occur when they are ripped out.

Council members concurred that study and thoughtful planning are needed regarding the future

of the building. What are the facility and space needs for the city? It was noted that the Stryker Building also houses the Emergency Operations Center.

Mr. Tuttle said that the essential repair work on the building must be done. This report is background work for looking ahead to the city's needs and requirements for all of the Municipal Complex. The next step in this process would be to collect the data in-house before consulting with a space planner. At this stage, it would be difficult to put a dollar figure on what is needed or what to budget.

**Discussion of Agenda Item on Student-Oriented Housing—Reed Nester, Director of Planning (Reference Agenda Item #5., C., 1.)**

Reference for this item was Mr. Nester's planning Report. Mr. Nester provided an overview of this November 13 agenda item. He said that the need for housing for college students has been a prime concern of City Council and critical to the quality and character of the downtown area. The proposed new zoning district on Richmond Road is Limited Business College District, which would allow the construction of student-oriented multifamily dwellings, and certain commercial uses (some require a special use permit). It is proposed to demolish the existing buildings from the Southern Inn to Brooks Street and construct the three story-housing complex. Mr. Nester reviewed the site layout for the proposed construction, the density, and required parking. The Comprehensive Plan designates this area, currently zoned Business College District LB-2, for redevelopment along the Richmond Road Corridor.

Mr. Nester explained that the idea behind this proposal was that the new student housing would reduce the demand for student housing in city neighborhoods, but there have been differences in opinion about that. The Planning Commission held a public hearing on this matter. Twenty people spoke against the proposal. The Commission voted 5-0 that the proposal be denied. It is now before Council for them to decide whether or not to hold a public hearing. If Council does not hold a public hearing, the proposal will be withdrawn and the issue discussed during the Comprehensive Plan update process.

Ms. Zeidler thanked Mr. Nester for his report. Mayor Zeidler said the proposal addresses the redevelopment of the site and while it takes commercial property off city tax roles, the return from the new use of the property would increase. The proposal would provide that more people live near shopping areas, which would improve vitality, and some people see merit in the proposal.

Council members and Mr. Nester discussed spot zoning, traffic generation, density, and the parking required. Mr. Houghland said that multifamily housing and student housing was a growing dilemma. He would not support a public hearing at this time. Mr. Tabb agreed.

Mr. Scruggs said that protection of neighborhoods was a priority of Council and that is the reason that the proposal came forward. He supported the LB-2 zoning and commented that there may be other areas in the city that the city should look at for student housing. During the last Comprehensive Plan update process, student housing was not as important an issue as it is now.

Mr. Haulman said there are things about the proposal that he liked and disliked. This is an area

the city has designated for redevelopment and it is a critical area. This addresses college students near the campus, which the community has failed to deal with. Density and parking are issues that need to be addressed. What is profitable for the developer but sensitive to the issues of concern.

Mayor Zeidler said Council would make their decision at the regular meeting about whether to hold a public hearing or continue this discussion during the Comprehensive Plan Update.

**Discussion of Agenda Item on Downtown Parking Systems and Enforcement—Jack Tuttle, City Manager (Reference Agenda Item #5., D., 3.)**

Reference for this item was Mr. Tuttle's report dated November 6, 2003. Mr. Tuttle explained that soon the city would own and operate the new parking garage, which will be part of the downtown parking system. The garage will operate through the Police Department for enforcement, security, and assistance to customers. The garage will be staffed and the system is fully automated. Mr. Tuttle used overheads to show the new directional signage (trailblazer signs) and placement of signs. There will be both long stay and short stay lots. Discussing enforcement of parking regulations, he said that Proposed Ordinance #03-36 established graduated parking fines which called for repeat offenders to pay higher fines on a graduated basis. Colonial Williamsburg and Merchants Square Association seem to be pleased with the changes.

The Mayor thanked Mr. Tuttle for his report. Council members were pleased with the new signage and graduated fines.

Council will consider this item at their regular November meeting.

**PREVIEW OF CITY COUNCIL MEETING – November 13, 2003**

Mayor Zeidler noted that the public hearing for consideration of names for appointment to the Williamsburg School Board would be on the December 11 agenda.

Mr. Tuttle noted that Council received a report regarding the award of bid for the Prince George Streetscape, on Council agenda for November 13.

Mr. Phillips noted that the court hearing on the challenge to the city's Rental Registration and Inspection Ordinance would be held on Wednesday, November 12, 2003. The hearing will be confined to the issues of law. Council was invited to attend.

**Council Committee Reports**

Mayor Zeidler said that she prepared a written report on her activities during October. It is on file in the City Manager's office.

**SCHEDULE OF MEETINGS—November 2003**

Council members received a copy of the November meeting calendar.

Mr. Tuttle noted the Veteran's Day Ceremony would be held at 10:00 a.m. on November 11, at the Community Building.

Holiday Markets will be held in Merchants Square on November 29 and December 13.

**OPEN FORUM**

Mayor Zeidler opened the session for public comment.  
No one wished to speak. The session was closed.

**CLOSED SESSION**

Mr. Houghland Moved that City Council go into Closed Session pursuant to Section 2.2-3711 of the Code of Virginia for the purpose of discussing one personnel matter per subparagraph 1 concerning appointments to Boards and Commissions. The Motion Was Seconded by Mr. Tabb.

Recorded Vote on the Motion:

Aye: Haulman, Scruggs, Zeidler, Houghland, Tabb

No: None

The meeting adjourned at 3:33 p.m. (Mayor Zeidler called a five-minute recess.)

At 3:50 p.m., Council met in Open Session.

Mr. Houghland Moved the Certification of Closed Meeting. The Motion was Seconded by Mr. Tabb.

Recorded Vote on the Motion:

Aye: Haulman, Zeidler, Scruggs, Houghland, Tabb

No: None

**CERTIFICATION OF CLOSED MEETING**

Date: November 10, 2003

Motion: Mr. Houghland      Second: Mr. Tabb

WHEREAS, the City Council of the City of Williamsburg has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the City Council that such meeting was conducted in conformity with Virginia Law.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Williamsburg hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed session were heard, discussed or considered by the City of Williamsburg.

VOTE:

Aye: Haulman, Scruggs, Zeidler, Houghland, Tabb  
No: None

Absent During Vote: None  
Absent During Meeting: None

**OPEN MEETING**

Council members discussed the process for appointment to the School Board. Mr. Phillips read State Code Section 22.1-29.1 regarding the public hearing process and appointment seven days following the public hearing. Council will consider both applicants and nominees (nomination by a city resident).

Council members agreed to interview applicants/nominees for the School Board position on December 18<sup>th</sup>, 9:00 a.m., schedules permitting. The clerk will contact applicants.

The meeting adjourned at 3:55 p.m.

Approved: December 11, 2003

Shelia Y. Crist

Jeanne Zeidler